

Approved As Written
Town of Fitzwilliam
Planning Board
Tuesday, March 6, 2017
Meeting Minutes

Member's Present: Terry Silverman, Chairman; Robin Peard Blais, Secretary; Paul Haynes; Matt Buonomano; Nancy Carney, Selectman's Rep; Robert Young, Alternate;

Member's Absent: Suzanne Gray, Vice Chairman; Carlotta Pini, Alternate; Ross Tourigny;

Other's Present: Amanda Moran, Tom Moran, and Seth Moran,

CTO: 7:01 pm

Discussion with Amanda Moran. 7:01 pm.

Tom Moran approached the Board to explain how they would like to subdivide their property, a lot located directly across the road of their property at 88 Dunton Road. Tom Moran explained his rough estimations of the dimensions of the existing property to be subdivided and explained what he estimated the dimensions of the proposed lot to be.

Silverman asked Tom Moran to identify the road frontage on a map. The Board explained that they would be required to have a minimum of 300 feet of frontage for a parcel in the Rural District. Blais asked about the pitch of the road and Tom Moran explained it as relatively flat road. Blais asked if they had a sense of how their abutters may feel about their proposed development and the Morans responded that they assume they would be supportive.

Silverman discussed the potential conditions of approval for their proposed development of the parcel, which would likely include a waiver for the road and an agreement from residents. The Board also clarified for the Morans that, because they had initially estimated 275 feet of frontage for the proposed lot (25 feet under the minimum requirement), they are welcome to submit a Variance application with the Zoning Board of Adjustment (ZBA), however if they are able to provide the additional 25 feet they do not have to go before the ZBA at all.

After explaining steps for submitting an application for a subdivision to the Morans, Silverman asked the Board if there was any further discussion and there was not. The Morans thanked the Board for their time and the discussion with the Morans adjourned at 7:17 pm.

Minutes from 2/20/18. 7:18 pm.

The Board reviewed the minutes from February 20, 2018. Blais moved to approve the minutes as written, Buonomano seconded, and the Board agreed unanimously.

Boundary Line & Subdivision Application Forms. 7:22 pm.

The Board reviewed the application forms. Buonomano pointed out in the Subdivision Application form, that the language of the cost for Minor Subdivisions was a bit confusing. Buonomano then pointed out on Page 5, for both application forms, under number 4 and number 6 that it should mention existing roads. Carney suggested it saying street/road to include both.

Blais noted a typo on the Master Plan Compliance page. The Board agreed under a consensus to begin using the new application forms.

Demolition Review. 7:42 pm.

The Board discussed the concept of Demolition Review. Buonomano and the Board discussed that they want to ensure that those living in the Historic District don't have to experience increased regulation and barriers that may be tedious, costly, or frustrating. Carney noted that Fitzwilliam has very few demolition applications come through the Selectman's office. After further discussing the concept, Young suggested providing resources to those interested in Demolition.

Member Lists. 8:06

The Board reviewed the updated Member List. Haynes provided his current work phone and mobile phone number.

Silverman motioned, Carney seconded, and the meeting adjourned at 8:22 pm.